

±200,000 SF RETAIL CENTER

# LEE COUNTY AREA 6

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



CLICK TO VIEW  
LISTING VIDEO



ROUTE 31 IS BEING EXPANDED TO 4 LANES

31

EXCLUSIVE RETAIL LEASING

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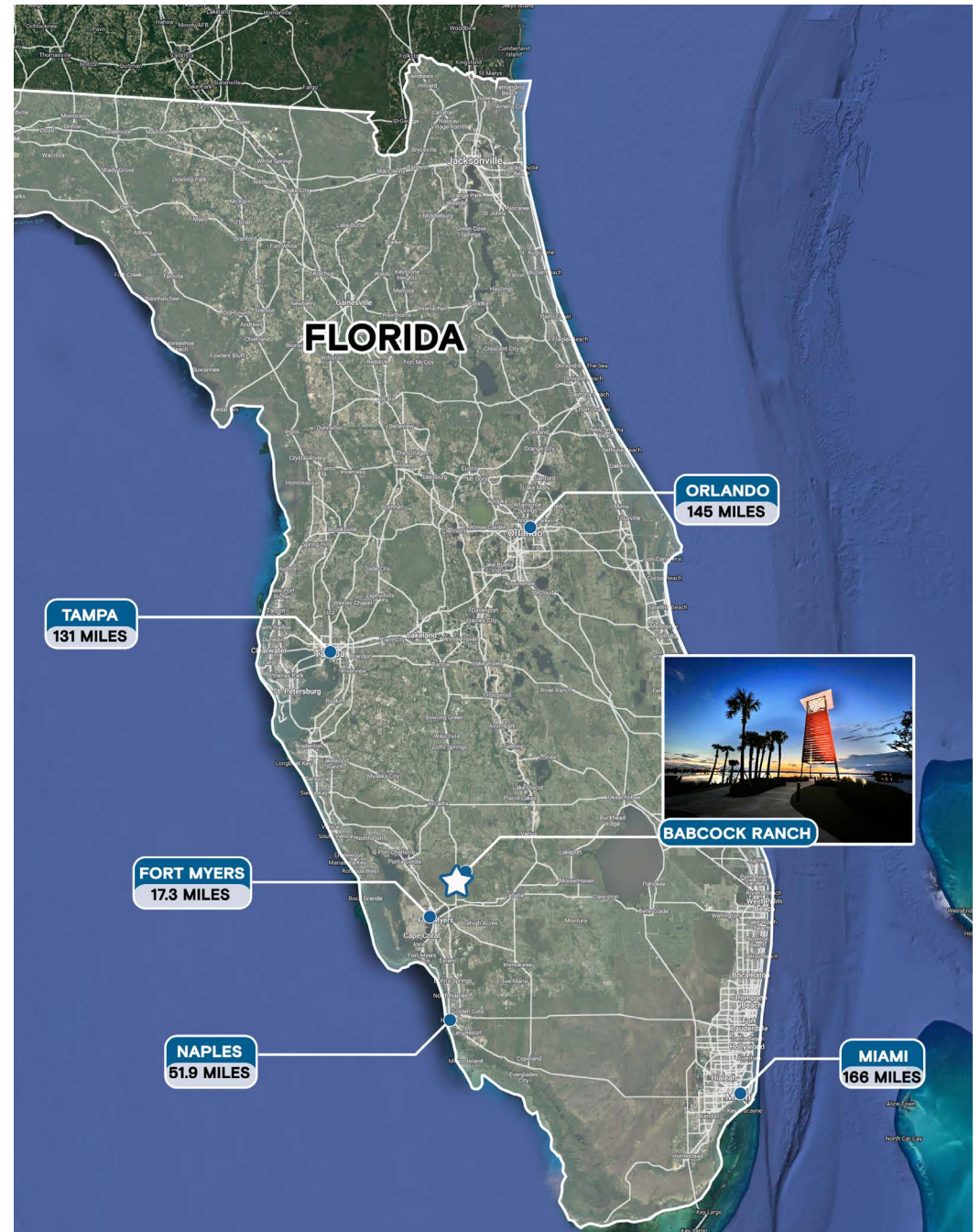
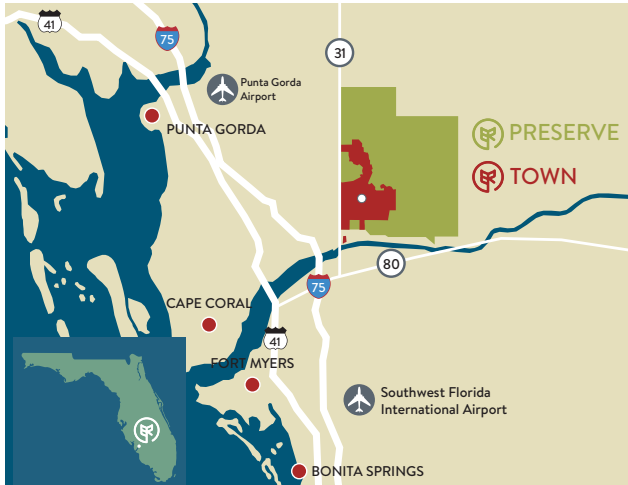
**BABCOCK RANCH**

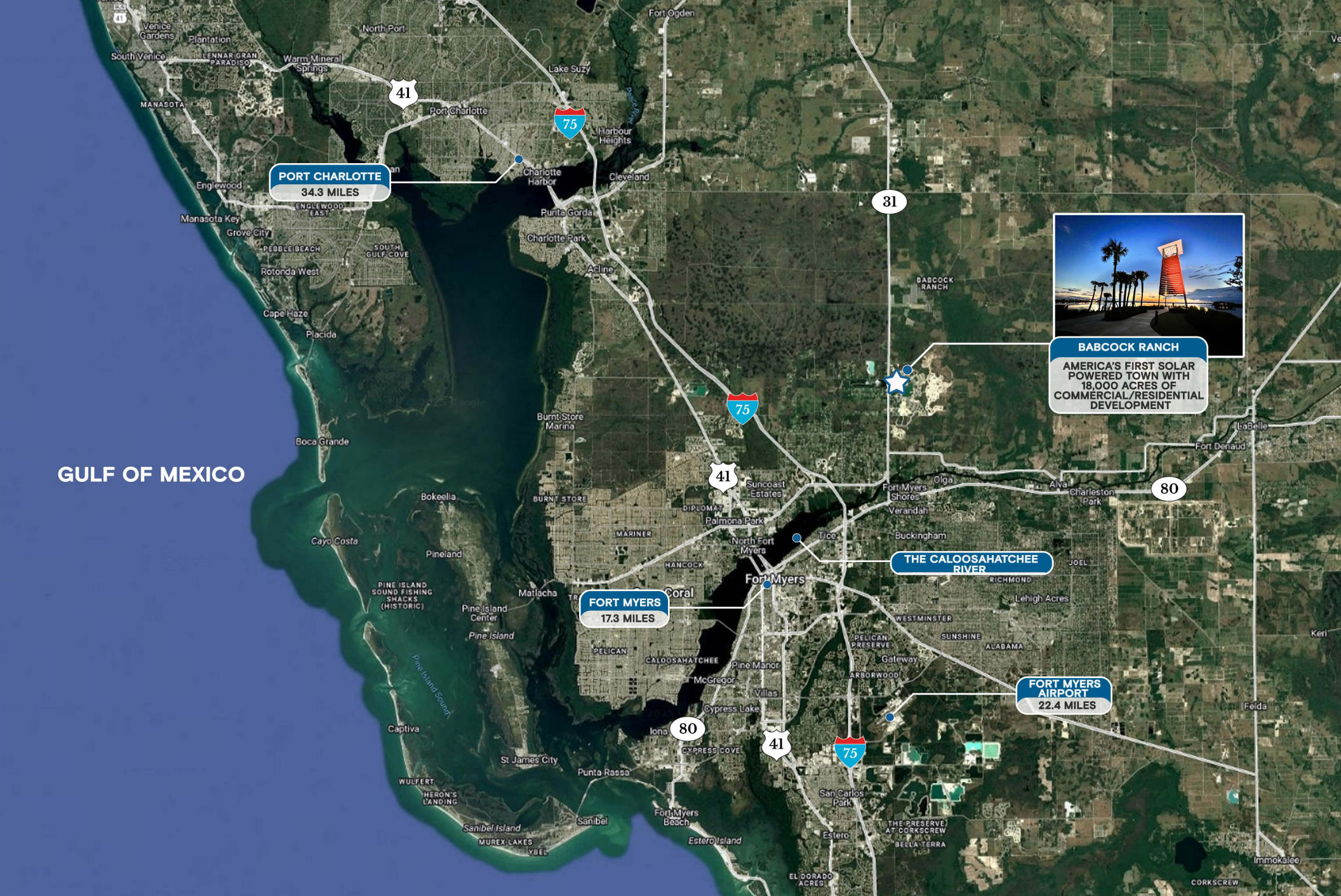
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# Property Overview

## HIGHLIGHTS

- Proposed ±200,000 SF Retail Power Center at the SE corner of State Rd 31 & Saw Palmetto Parkway
- 1,200 SF - 8,000 SF out-parcel buildings
- 10,000 SF - 60,000 SF box space
- Seeking retailers, restaurants, QSR's, or out-parcel users
- Great visibility to State Road 31
- Ample parking
- Babcock Ranch is an 18,000 acre "new town" development in Southwest Florida which will have 21,000 homes and ±60,000 residents
- Babcock Ranch is entitled for 6 million square feet of commercial space
- Babcock Ranch is a top 10 selling master-planned community in the country
- First city in the United States powered by Solar Energy
- Join nearby retailers: **Publix** **Marshalls** **HomeGoods**



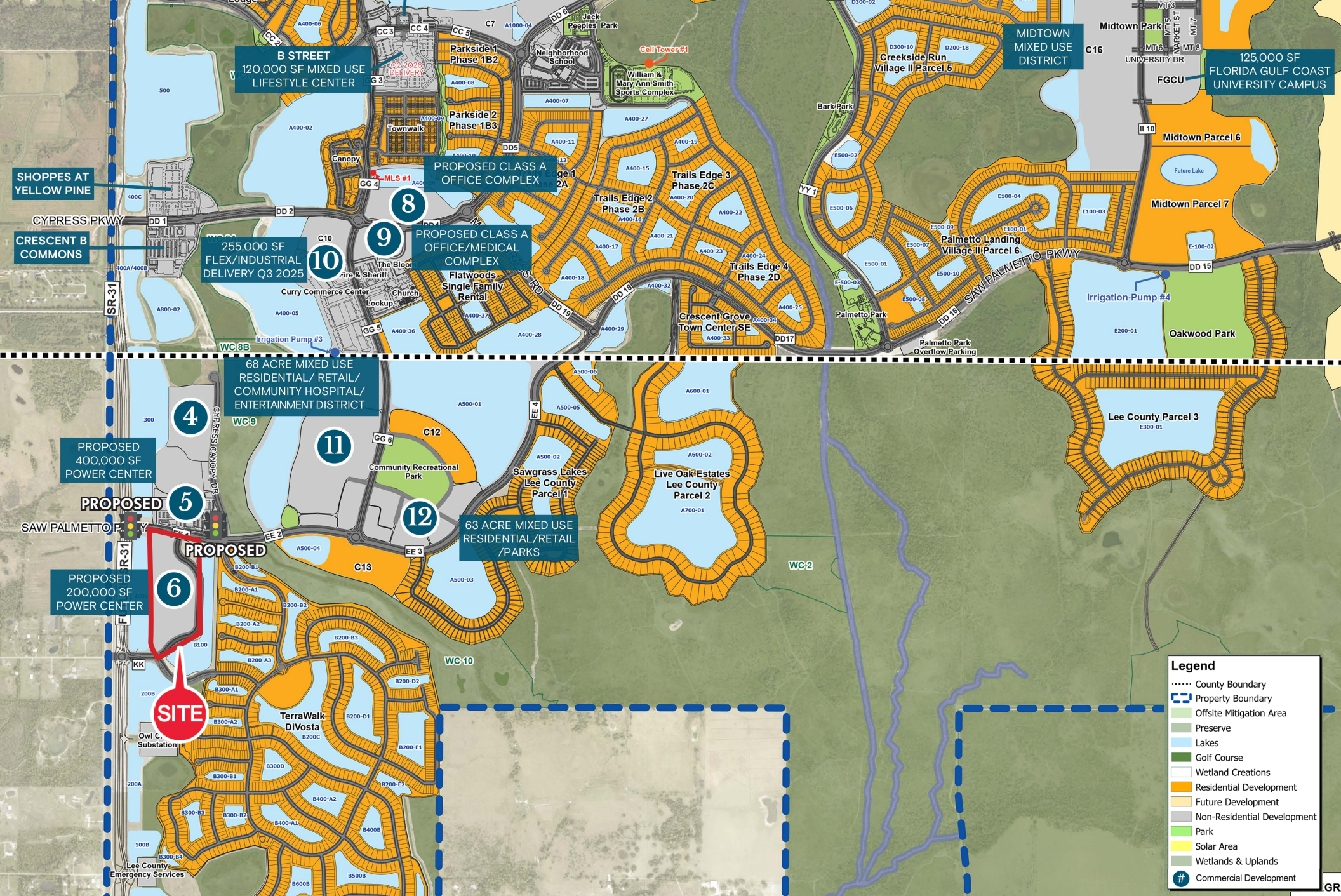


LEE COUNTY AREA 6  
**BABCOCK RANCH MAP**

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 RETAIL REAL ESTATE ADVISORS



**BABCOCK RANCH**  
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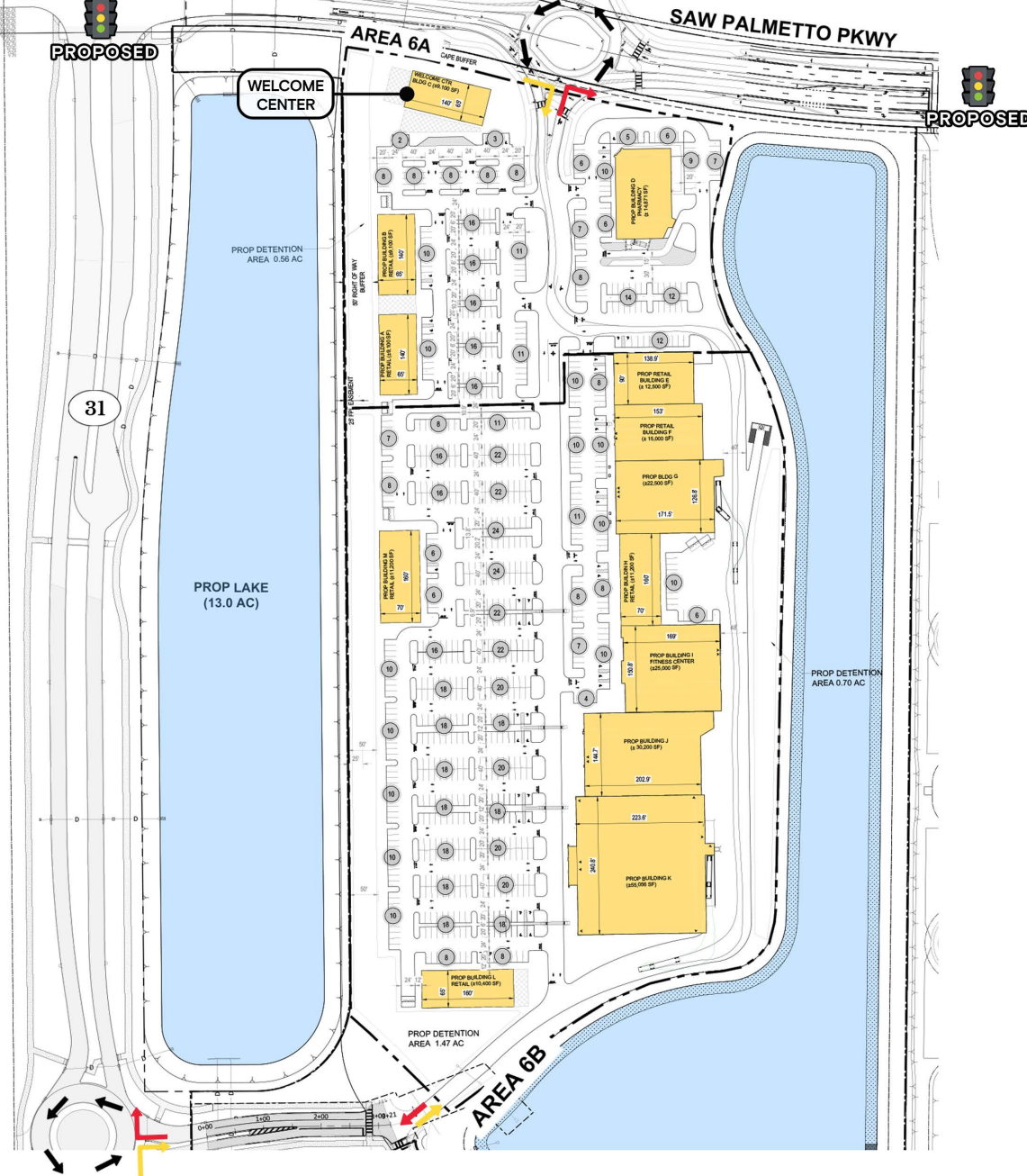


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 BABCOCK RANCH MAP

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Disclaimer: The information contained in this brochure is provided for general informational purposes only. The estimated rentable area of the space is approximate and subject to verification. While every effort has been made to ensure the accuracy of the information presented, neither the landlord, property manager, nor their agents make any representation or warranty as to the actual rentable area. Prospective tenants are encouraged to independently verify the actual dimensions and square footage of the space prior to entering into any lease agreement. All information is subject to change without notice.

LEE COUNTY AREA 6  
SITE PLAN

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**SHOPPES AT YELLOW PINE**

Marshall's HomeGoods  
 ULTA five BELOW ACE Hardware  
 OAR & IRON  
 TGH Tampa General Hospital

**B STREET**  
 120,000 SF MIXED USE LIFESTYLE CENTER

**BABCOCK NEIGHBORHOOD SCHOOL**  
 ELEMENTARY, MIDDLE, & HIGH SCHOOL

**FOUNDERS SQUARE**

**CURRY COMMERCE CENTER**  
 255,000 SF FLEX/INDUSTRIAL

**PROPOSED CLASS A OFFICE COMPLEX**

**CRESCENT B COMMONS**

Publix Supermarket  
 Pet

**PROPOSED MEDICAL/OFFICE CAMPUS**

**PROPOSED**

**SAW PALMETTO PARKWAY**

**FUTURE TOWNHOMES**

**31**



**TERRAWALK BY DIVOSTA**  
 1,000 HOMES

**ROUTE 31 IS BEING EXPANDED TO 4 LANES**



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**LEE COUNTY AREA 6  
 MARKET AERIAL**

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